

# CITY OF LIVONIA

## *2010 ASSESSMENT DATA*



## DEPARTMENTAL CORRESPONDENCE

**DATE:** APRIL 30, 2010  
**TO:** JACK KIRKSEY, MAYOR  
**FROM:** DAWN BORREGARD, ASST. ASSESSOR  
**SUBJECT:** 2010 ASSESSMENT YEAR

---

The March Board of Review has adjourned. Our assessment roll and reports for equalization have been completed and delivered to the Wayne County Bureau of Taxation. The following is a brief overview of what transpired this year:

- The Board of Review had 380 personal appearance appeals and 248 mail-in appeals. Of the total 628 appeals, 45 had applied for a poverty exemption.
- The 2010 State Equalized Value: 4,443,272,520 – overall decrease from 2009 of 17.5%.
- The 2010 Taxable Value: 4,393,300,210 – overall decrease from 2009 of 13.8%.
- The 2010 Act 198 – IFT Value: 131,842,510 – overall increase from 2009 of 19.0%.

## 2010 ADVALOREM TOTALS

### Real Property

	2009 SEV	2010 SEV	2010 TAXABLE
Commercial	869,248,040	730,532,610	698,432,080
Industrial	562,303,550	457,412,570	449,128,390
Residential	3,151,785,080	2,751,579,940	2,743,391,270
TOTAL	4,583,336,670	3,939,525,120	3,890,951,740

### Personal Property

	2009 SEV	2010 SEV	2010 TAXABLE
Commercial	234,239,290	216,844,970	216,844,970
Industrial	358,348,510	241,301,780	241,301,780
Utility	43,992,100	45,600,650	44,201,720
TOTAL	636,579,900	503,747,400	502,348,470

<b>Total Advalorem</b>	<b>5,219,916,570</b>	<b>4,443,272,520</b>	<b>4,393,300,210</b>
----------------------------	----------------------	----------------------	----------------------

**ACT 198  
2010 INDUSTRIAL AND COMMERCIAL FACILITY TAX TOTALS**

**Real Property**

	<b>2009 SEV</b>	<b>2010 SEV</b>	<b>2010 TAXABLE</b>
Commercial	0	0	0
Industrial	30,560,170	34,341,890	33,363,550
<b>TOTAL</b>	<b>33,560,170</b>	<b>34,341,890</b>	<b>33,363,550</b>

**Personal Property**

	<b>2009 SEV</b>	<b>2010 SEV</b>	<b>2010 TAXABLE</b>
Commercial	0	0	0
Industrial	79,962,480	97,500,620	97,500,620
<b>TOTAL</b>	<b>79,962,480</b>	<b>97,500,620</b>	<b>97,500,620</b>

<b>Total</b>			
<b>IFT</b>	<b>110,522,650</b>	<b>131,842,510</b>	<b>130,864,170</b>

<b>Grand Total of Advalorem &amp; IFT</b>	<b>5,330,439,220</b>	<b>4,575,115,030</b>	<b>4,524,164,380</b>
---	----------------------	----------------------	----------------------

2010 SUMMARY  
CHANGE IN ASSESSED AND TAXABLE VALUE

REAL PROPERTY		
ASSESSED VALUE		TAXABLE VALUE
3,939,525,120	(2010)	3,890,951,740
- <u>4,583,336,670</u>	(2009)	- <u>4,362,648,990</u>
- 643,811,550	16.3% decrease	- 471,697,250
		12% decrease

PERSONAL PROPERTY		
ASSESSED VALUE		TAXABLE VALUE
503,747,400	(2010)	502,348,470
- <u>636,579,900</u>	(2009)	- <u>636,344,500</u>
132,832,500	26% decrease	133,996,030
		26.7% decrease

TOTAL		
ASSESSED VALUE		TAXABLE VALUE
4,443,272,520	(2010)	4,393,300,210
- <u>5,219,916,570</u>	(2009)	- <u>4,998,993,490</u>
- 776,644,050	17.5% decrease	- 605,693,280
		13.8% decrease

ACT 198		
ASSESSED VALUE		TAXABLE VALUE
131,842,620	(2010)	130,864,170
- <u>110,522,650</u>	(2009)	- <u>109,165,900</u>
21,319,970	19% increase	21,698,270
		19% increase

GRAND TOTAL		
ASSESSED VALUE		TAXABLE VALUE
4,575,115,030	(2010)	4,524,164,380
- <u>5,330,439,220</u>	(2009)	- <u>5,108,159,390</u>
- 755,324,190	16.5% overall	- 583,995,010
		12.9% overall

## TAXABLE VALUE ANALYSIS

Under Proposal A, a 2010 capped value was calculated for all real property by multiplying the 2009 taxable value by the lesser of 5%, or the rate of inflation (.997 for 2010). This new figure was compared to the 2010 state equalized value, *parcel by parcel*. The lower of the two became the 2010 taxable value. If a parcel sold in 2009 the valuation was 'uncapped' and the state equalized value automatically became the 2010 taxable value. The value is 're-capped' for future years until the property is sold. The total TAXABLE VALUE for 2010 is:

REAL:	3,890,951,740	
PERSONAL:	<u>502,348,470</u>	(Not subject to Proposal A limitations)
TOTAL:	4,393,300,210	*

The TAXABLE VALUE is used to calculate the 2010 tax bills. The difference in city tax dollars yielded from the STATE EQUALIZED VALUE and TAXABLE VALUE is:

2010 TOTAL SEV:	4,443,272,520	@ 11.4353 mills = \$ 50,810,150
2010 TOTAL TAXABLE:	<u>4,393,300,210</u>	@ 11.4353 mills = \$ <u>50,238,700</u> *
2010 loss in value due to Prop A:	<b>49,972,310</b>	
2010 loss in city tax due to Prop A:		<b>\$571,450</b>

	<u>Loss in Value Due to Prop A</u>	<u>Loss in City Tax Due to Prop A</u>
2009	220,923,080	\$2,526,280
2008	596,267,480	\$6,865,960
2007	918,907,040	\$10,630,190
2006	1,051,881,080	\$11,977,240
2005	1,112,212,750	\$12,688,570
2004	1,109,534,740	\$12,671,660
2003	1,048,582,110	\$11,982,050
2002	864,452,310	\$ 9,170,720
2001	675,395,690	\$ 7,206,740
2000	533,550,020	\$ 5,746,340
1999	375,013,580	\$ 3,776,390
1998	194,199,370	\$ 1,965,300
1997	100,787,020	\$ 1,019,960
1996	44,260,880	\$ 448,800
1995	21,444,760	\$ 225,380

**Cumulative Total Loss in City Tax Due to Prop A  
1995-2010: \$99,473,030**

## 2009 WAYNE COUNTY CITY TAX RATES

<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>CITY TOTAL</u>	<u>CITY OPERATING</u>	<u>CITY DEBT</u>	<u>LIBRARY AUTH.</u>	<u>NON-HOMESTEAD RATE</u>	<u>HOMESTEAD RATE</u>
LIVONIA	LIVONIA	11.4353	11.4353			51.5729	34.0229
LIVONIA	CLARENCEVILLE	11.4353	11.4353			53.2376	35.8522
ROMULUS	WAYNE/WESTLAND (ROM)	11.7981	10.3563	1.4418		54.6881	36.6881
ROMULUS	WAYNE/WESTLAND	11.7981	10.3563	1.4418		55.0981	37.0981
ROMULUS	WOODHAVEN	11.7981	10.3563	1.4418		58.1215	40.4437
ROMULUS	ROMULUS	11.7981	10.3563	1.4418		56.9558	45.8991
WESTLAND	TAYLOR	12.8036	9.4536	3.35		51.4714	33.4714
WESTLAND	LIVONIA	12.8036	9.4536	3.35		53.5312	35.9812
WESTLAND	LIVONIA / NANKIN	12.8036	9.4536	3.35		53.5312	35.9812
WESTLAND	GARDEN CITY	12.8036	9.4536	3.35		55.2312	37.2312
WESTLAND	WAYNE/WESTLAND	12.8036	9.4536	3.35		56.1036	38.1036
WESTLAND	WAYNE/WEST/CHERRY HL	12.8036	9.4536	3.35		56.1036	38.1036
WESTLAND	WAYNE/WEST/NANKIN	12.8036	9.4536	3.35		56.1036	38.1036
WESTLAND	WAYNE/WEST/ROMULUS	12.8036	9.4536	3.35		56.1036	38.1036
WESTLAND	INKSTER	12.8036	9.4536	3.35		66.9714	48.9714
GROSSE POINTE FARMS	GROSSE POINTE	14.5412	11.9166	1.0834	1.5412	55.5586	43.4990
GROSSE POINTE	GROSSE POINTE	15.0412	13.50		1.5412	56.0586	43.9990
GROSSE POINTE PARK	GROSSE POINTE	15.6118	13.2706	.80	1.5412	56.6292	44.5696
ALLEN PARK	MELVINDALE/N ALLEN PK	16.04	13.59	2.45		54.7078	36.7078
ALLEN PARK	SOUTHGATE	16.04	13.59	2.45		58.1340	40.2078
ALLEN PARK	ALLEN PARK	16.04	13.59	2.45		61.7078	43.7078
DEARBORN HEIGHTS	CRESTWOOD	16.2721	13.5629	2.7092		54.9399	36.9399
DEARBORN HEIGHTS	TAYLOR	16.2721	13.5629	2.7092		54.9399	36.9399
DEARBORN HEIGHTS	WESTWOOD	16.2721	13.5629	2.7092		54.9399	36.9399
DEARBORN HEIGHTS	WAYNE/WSTLD/CHERRY HL	16.2721	13.5629	2.7092		59.1621	41.1621
DEARBORN HEIGHTS	DEARBORN DIST. #7	16.2721	13.5629	2.7092		62.8724	44.8724
DEARBORN HEIGHTS	DEARBORN	16.2721	13.5629	2.7092		59.8030	46.4584
NORTHVILLE	NORTHVILLE	16.3650	15.0670	.1418	1.1562	57.7626	39.7626
FLAT ROCK	GIBRALTER	17.2497	17.2497			60.4275	42.4275
FLAT ROCK	FLAT ROCK	17.2497	17.2497			62.3275	44.3275
FLAT ROCK	WOODHAVEN	17.2497	17.2497			62.9831	45.3053
GROSSE POINTE SHORES	GROSSE POINTE	17.4312	13.5286	2.3614	1.5412	58.4486	46.3890
DEARBORN	WESTWOOD	17.50	14.80	2.70		56.1678	38.1678
DEARBORN	DEARBORN	17.50	14.80	2.70		61.0309	47.6863
PLYMOUTH	PLYMOUTH / CANTON	17.5912	13.1034	2.77	1.7178	58.2488	40.2488
BELLEVILLE	VAN BUREN	17.90	17.90			60.0878	42.0878
RIVERVIEW	RIVERVIEW	17.96	14.71	3.25		59.7278	41.7278
GARDEN CITY	GARDEN CITY	18.1786	16.3403	1.8383		60.6062	42.6062
WOODHAVEN	GIBRALTER	18.33	18.33			61.5078	43.5078
WOODHAVEN	WOODHAVEN	18.33	18.33			64.0634	46.3856
GIBRALTER	GIBRALTER	18.81	16.45	2.36		61.9878	43.9878
SOUTHGATE	SOUTHGATE	19.1393	14.94	4.1993		61.2333	43.3071
GROSSE POINTE WOODS	GROSSE POINTE	20.0829	14.2628	4.2789	1.5412	61.1003	49.0407
WAYNE	WAYNE / WESTLAND	20.87	20.87			64.1700	46.1700
TRENTON	RIVERVIEW	21.00	17.1037	3.8963		62.7678	44.7678
TRENTON	TRENTON	21.00	17.1037	3.8963		62.3178	47.1131
ROCKWOOD	GIBRALTER	21.57	16.00	5.57		64.7478	46.7478
HAMTRAMCK	HAMTRAMCK	21.9132	21.4132	.50		64.9790	46.9790
WYANDOTTE	WYANDOTTE	22.0362	17.087	3.4130	1.5362	66.4230	48.5040
HARPER WOODS	HARPER WOODS	23.2000	20.20	3.00		69.0536	51.2678
LINCOLN PARK	LINCOLN PARK	23.5540	21.6578	1.8962		67.1384	49.1654
HARPER WOODS	GROSSE POINTE	24.7412	20.20	3.00	1.5412	65.7586	53.6990
TAYLOR	TAYLOR	25.5246	12.8154	12.7092		64.1924	46.1924
ECORSE	ECORSE	29.8384	21.9184	7.92		76.7200	59.0062
ECORSE	RIVER ROUGE	29.8384	21.9184	7.92		77.3362	63.6340
MELVINDALE	MELVINDALE/N ALLEN PK	30.2892	26.2892	4.00		68.9570	50.9570
INKSTER	TAYLOR	32.0572	21.8014	10.2558		70.7250	52.7250
INKSTER	WESTWOOD	32.0572	21.8014	10.2558		70.7250	52.7250
INKSTER	WAYNE / WESTLAND	32.0572	21.8014	10.2558		75.3572	57.3572
INKSTER	WAYNE/WEST/CHERRY HL	32.0572	21.8014	10.2558		75.3572	57.3572
INKSTER	INKSTER	32.0572	21.8014	10.2558		86.2250	68.2250
DETROIT	DETROIT	32.06	24.5827	7.4773		82.9686	65.1378
HIGHLAND PARK	HIGHLAND PARK	33.2758	22.2758	11.00		75.5392	57.8092
RIVER ROUGE	RIVER ROUGE	38.9496	23.9405	15.0091		86.4474	72.7452

## 2009 WAYNE COUNTY TOWNSHIP TAX RATES

<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>TWP TOTAL</u>	<u>TWP OPERATING</u>	<u>TWP DEBT</u>	<u>LIBRARY AUTH.</u>	<u>NON-HOMESTEAD RATE</u>	<u>HOMESTEAD RATE</u>
SUMPTER	AIRPORT	4.2731	4.2731			44.6407	26.6407
SUMPTER	VAN BUREN	4.2731	4.2731			46.4609	28.4609
SUMPTER	HURON	4.2731	4.2731			47.3509	29.3509
SUMPTER	LINCOLN CONSOLIDATED	4.2731	4.2731			50.3111	32.3111
PLYMOUTH	PLYMOUTH-CANTON	5.7178	4.0000		1.7178	46.3754	28.3754
HURON	HURON	7.6147	7.6147			50.6925	32.6925
HURON	FLAT ROCK	7.6147	7.6147			52.6925	34.6925
HURON	WOODHAVEN	7.6147	7.6147			53.3481	35.6703
NORTHVILLE	PLYMOUTH-CANTON	8.3797	6.2574	.9661	1.1562	49.0373	31.0373
NORTHVILLE	NORTHVILLE	8.3797	6.2574	.9661	1.1562	49.7773	31.7773
CANTON	PLYMOUTH-CANTON	10.1480**	8.6500**		1.4980	50.8056	32.8056
CANTON	VAN BUREN	10.1480**	8.6500**		1.4980	52.3358	34.3358
CANTON	WAYNE-WESTLAND	10.1480**	8.6500**		1.4980	52.8580	34.8580
VAN BUREN	VAN BUREN	10.4702	10.4702			52.6580	34.6580
VAN BUREN	LINCOLN CONSOLIDATED	10.4702	10.4702			56.5082	38.5082
BROWNSTOWN	TAYLOR	12.9098*	12.0431*	.8667		50.9876	32.9876
BROWNSTOWN	GIBRALTAR	12.9098*	12.0431*	.8667		56.0876	38.0876
BROWNSTOWN	WOODHAVEN	12.9098*	12.0431*	.8667		58.6432	40.9654
GROSSE ILE	GROSSE ILE	13.1601	9.0101	4.1500		56.6245	40.2568
REDFORD	CLARENCEVILLE	16.0846***	14.3859***	.3050	1.3937	58.4769	41.0915
REDFORD	REDFORD UNION	16.0846***	14.3859***	.3050	1.3937	60.5524	42.5524
REDFORD	SOUTH REDFORD	16.0846***	14.3859***	.3050	1.3937	60.8324	42.8324

\* INCLUDES 4.0000 MILLS FOR POLICE & 4.0000 MILLS FOR FIRE (REAL PROPERTY ONLY)

\*\* INCLUDES 3.9260 MILLS FOR POLICE & 2.3580 MILLS FOR FIRE (REAL PROPERTY ONLY)

\*\*\* INCLUDES .6480 MILLS FOR STREET LIGHTS (REAL PROPERTY ONLY)



**2009 TOTAL TAX RATES  
FOR CITIES WITHIN WAYNE COUNTY**

<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>NON-HOMESTEAD RATE</u>	<u>HOMESTEAD RATE</u>
WESTLAND	TAYLOR	51.4714	33.4714
<b>LIVONIA</b>	<b>LIVONIA</b>	<b>51.5729</b>	<b>34.0229</b>
<b>LIVONIA</b>	<b>CLARENCEVILLE</b>	<b>53.2376</b>	<b>35.8522</b>
WESTLAND	LIVONIA	53.5312	35.9812
WESTLAND	LIVONIA / NANKIN	53.5312	35.9812
ROMULUS	WAYNE / WESTLAND (ROM)	54.6881	36.6881
ALLEN PARK	MELVINDALE / N ALLEN PK	54.7078	36.7078
DEARBORN HEIGHTS	CRESTWOOD	54.9399	36.9399
DEARBORN HEIGHTS	TAYLOR	54.9399	36.9399
DEARBORN HEIGHTS	WESTWOOD	54.9399	36.9399
ROMULUS	WAYNE / WESTLAND	55.0981	37.0981
WESTLAND	GARDEN CITY	55.2312	37.2312
WESTLAND	WAYNE / WESTLAND	56.1036	38.1036
WESTLAND	WAYNE / WEST / CHERRY HL	56.1036	38.1036
WESTLAND	WAYNE / WEST / NANKIN	56.1036	38.1036
WESTLAND	WAYNE / WEST / ROMULUS	56.1036	38.1036
DEARBORN	WESTWOOD	56.1678	38.1678
NORTHVILLE	NORTHVILLE	57.7626	39.7626
ALLEN PARK	SOUTHGATE	58.1340	40.2078
PLYMOUTH	PLYMOUTH / CANTON	58.2488	40.2488
ROMULUS	WOODHAVEN	58.1215	40.4437
DEARBORN HEIGHTS	WAYNE/WESTLD/CHERRY HL	59.1621	41.1621
RIVERVIEW	RIVERVIEW	59.7278	41.7278
BELLEVILLE	VAN BUREN	60.0878	42.0878
FLAT ROCK	GIBRALTER	60.4275	42.4275
GARDEN CITY	GARDEN CITY	60.6062	42.6062
SOUTHGATE	SOUTHGATE	61.2333	43.3071
GROSSE POINTE FARMS	GROSSE POINTE	55.5586	43.4990
WOODHAVEN	GIBRALTER	61.5078	43.5078
ALLEN PARK	ALLEN PARK	61.7078	43.7078
GIBRALTER	GIBRALTER	61.9878	43.9878
GROSSE POINTE	GROSSE POINTE	56.0586	43.9990
FLAT ROCK	FLAT ROCK	62.3275	44.3275
GROSSE POINTE PARK	GROSSE POINTE	56.6292	44.5696
TRENTON	RIVERVIEW	62.7678	44.7678
DEARBORN HEIGHTS	DEARBORN DIST. #7	62.8724	44.8724
FLAT ROCK	WOODHAVEN	62.9831	45.3053
ROMULUS	ROMULUS	56.9558	45.8991
WAYNE	WAYNE / WESTLAND	64.1700	46.1700
TAYLOR	TAYLOR	64.1924	46.1924
WOODHAVEN	WOODHAVEN	64.0634	46.3856
GROSSE POINTE SHORES	GROSSE POINTE	58.4486	46.3890
DEARBORN HEIGHTS	DEARBORN	59.8030	46.4584
ROCKWOOD	GIBRALTER	64.7478	46.7478
HAMTRAMCK	HAMTRAMCK	64.9790	46.9790
TRENTON	TRENTON	62.3178	47.1131
DEARBORN	DEARBORN	61.0309	47.6863
WYANDOTTE	WYANDOTTE	66.4230	48.5040
WESTLAND	INKSTER	66.9714	48.9714
GROSSE POINTE WOODS	GROSSE POINTE	61.1003	49.0407
LINCOLN PARK	LINCOLN PARK	67.1384	49.1654
MELVINDALE	MELVINDALE / N ALLEN PK	68.9570	50.9570
HARPER WOODS	HARPER WOODS	69.0536	51.2678
INKSTER	TAYLOR	70.7250	52.7250
INKSTER	WESTWOOD	70.7250	52.7250
HARPER WOODS	GROSSE POINTE	65.7586	53.6990
INKSTER	WAYNE / WESTLAND	75.3572	57.3572
INKSTER	WAYNE / WEST / CHERRY HL	75.3572	57.3572
HIGHLAND PARK	HIGHLAND PARK	75.5392	57.8092
ECORSE	ECORSE	76.7200	59.0062
ECORSE	RIVER ROUGE	77.3362	63.6340
DETROIT	DETROIT	82.9686	65.1378
INKSTER	INKSTER	86.2250	68.2250
RIVER ROUGE	RIVER ROUGE	86.4474	72.7452

**2009 TOTAL TAX RATES  
FOR TOWNSHIPS WITHIN WAYNE COUNTY**

<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>NON-HOMESTEAD RATE</u>	<u>HOMESTEAD RATE</u>
BROWNSTOWN	GIBRALTAR	56.0876	38.0876
BROWNSTOWN	TAYLOR	50.9876	32.9876
BROWNSTOWN	WOODHAVEN	58.6432	40.9654
CANTON	PLYMOUTH-CANTON	50.8056	32.8056
CANTON	VAN BUREN	52.3358	34.3358
CANTON	WAYNE-WESTLAND	52.8580	34.8580
GROSSE ILE	GROSSE ILE	56.6245	40.2568
HURON	FLAT ROCK	52.6925	34.6925
HURON	HURON	50.6925	32.6925
HURON	WOODHAVEN	53.3481	35.6703
NORTHVILLE	NORTHVILLE	49.7773	31.7773
NORTHVILLE	PLYMOUTH-CANTON	49.0373	31.0373
PLYMOUTH	PLYMOUTH-CANTON	46.3754	28.3754
REDFORD	CLARENCEVILLE	58.4769	41.0915
REDFORD	REDFORD UNION	60.5524	42.5524
REDFORD	SOUTH REDFORD	60.8324	42.8324
SUMPTER	AIRPORT	44.6407	26.6407
SUMPTER	HURON	47.3509	29.3509
SUMPTER	LINCOLN CONSOLIDATED	50.3111	32.3111
SUMPTER	VAN BUREN	46.4609	28.4609
VAN BUREN	LINCOLN CONSOLIDATED	56.5082	38.5082
VAN BUREN	VAN BUREN	52.6580	34.6580

## 2010 RANGE OF RESIDENTIAL ASSESSMENTS

ASSESSED VALUE <u>RANGE</u>	PARCEL <u>COUNT</u>	ASSESSED <u>VALUE</u>	AVG. IMPROVED <u>ASSESSMENT</u>	% OF TOTAL <u>IMPROVED*</u>
1 - 25,000				
TOTAL IMPROVED	383	7,978,380		
VACANT	<u>547</u>	<u>5,689,110</u>		
TOTAL PARCEL COUNT	930	13,667,490	20,830	1.03
25,010 - 37,500				
TOTAL IMPROVED	1,222	39,491,610		
VACANT	<u>129</u>	<u>4,125,570</u>		
TOTAL PARCEL COUNT	1,351	43,617,180	32,320	3.31
37,510 - 50,000				
TOTAL IMPROVED	2,914	129,803,190		
VACANT	<u>47</u>	<u>1,935,020</u>		
TOTAL PARCEL COUNT	2,961	131,738,210	44,540	7.90
50,010 - 62,500				
TOTAL IMPROVED	9,271	526,200,200		
VACANT	<u>10</u>	<u>554,550</u>		
TOTAL PARCEL COUNT	9,281	526,754,750	56,750	25.15
62,510 - 75,000				
TOTAL IMPROVED	8,262	565,497,200		
VACANT	<u>7</u>	<u>481,070</u>		
TOTAL PARCEL COUNT	8,269	565,978,270	68,440	22.41
75,010 - 100,000				
TOTAL IMPROVED	9,721	834,585,380		
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	9,721	834,585,380	85,850	26.36
100,010 - 125,000				
TOTAL IMPROVED	3,278	359,641,980		
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	3,278	359,641,980	109,710	8.89
125,010 - 150,000				
TOTAL IMPROVED	1,150	155,668,470		
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	1,150	155,668,470	135,360	3.12
150,010+				
TOTAL IMPROVED	666	118,600,360		
VACANT	<u>3</u>	<u>1,044,730</u>		
TOTAL PARCEL COUNT	669	119,645,090	178,080	1.81

\* 36,867 total parcels - improved only

AVERAGE ASSESSED VALUE OF IMPROVED RESIDENTIAL PROPERTY: 74,250

ESTIMATED TRUE CASH VALUE: \$ 148,500

AVERAGE MARKET VALUE OF HOMES THAT HAVE SOLD: \$ 127,160 \*\*

\*\*includes bank sales

## COMPARISON OF RESIDENTIAL ASSESSMENTS 2008 thru 2010

ASSESSED VALUE <u>RANGE</u>	PARCEL COUNT			% CHANGE		AVERAGE ASSESSMENT <u>2010</u>
	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2009</u>	<u>2010</u>	
1 - 25,000	55	148	383	+62.8	+61.4	20,830
25,010 - 37,500	416	697	1,222	+40.3	+42.9	32,320
37,510 - 50,000	1,078	1,631	2,914	+33.9	+44.0	44,540
50,010 - 62,500	2,001	4,033	9,271	+50.4	+56.5	56,750
62,510 - 75,000	5,420	9,341	8,262	+41.9	-13.0	68,440
75,010 - 100,000	14,648	12,227	9,721	-19.8	-25.8	85,850
100,010 - 125,000	7,330	5,488	3,278	-33.5	-67.4	109,710
125,010 - 150,000	3,467	2,016	1,150	-71.9	-75.3	135,360
150,010+	2,397	1,288	666	-86.1	-93.4	178,080

**2009  
LARGEST IMPROVED  
RESIDENTIAL SALES**

<b><u>SALE PRICE</u></b>	<b><u>PARCEL NUMBER</u></b>	<b><u>ADDRESS</u></b>	<b><u>CROSS ROADS</u></b>
<b>\$ 430,000</b>	<b>034-07-0009-000</b>	<b>18935 Aspen</b>	<b>Seven Mile/Newburgh</b>
<b>370,000</b>	<b>014-02-0024-012</b>	<b>34420 Fargo</b>	<b>Eight Mile/Gill</b>
<b>365,000</b>	<b>019-05-0007-000</b>	<b>19204 Levan</b>	<b>Seven Mile/Newburgh</b>
<b>360,000</b>	<b>025-04-0107-000</b>	<b>18636 Glengarry</b>	<b>Seven Mile/Newburgh</b>
<b>352,500</b>	<b>038-04-0001-000</b>	<b>19089 Boulder</b>	<b>Seven Mile/Farmington</b>
<b>340,000</b>	<b>017-01-0005-000</b>	<b>20617 Golf Ridge</b>	<b>Eight Mile/Gill</b>
<b>325,000</b>	<b>024-99-0015-003</b>	<b>37773 Northland</b>	<b>Seven Mile/Newburgh</b>
<b>315,000</b>	<b>014-03-0563-000</b>	<b>20027 Wayne</b>	<b>Eight Mile/Gill</b>
<b>312,000</b>	<b>015-04-0004-000</b>	<b>19198 Fairlane Ct.</b>	<b>Seven Mile/Gill</b>
<b>300,000</b>	<b>035-04-0003-000</b>	<b>17215 Ellen</b>	<b>Six Mile/Wayne</b>

## RESIDENTIAL TAX ANALYSIS 2009 - 2010

	2009		2010
HIGHEST residential taxable value:	357,340		356,260 *
City millage rate:	.0114353		.0114353 **
City taxes:	\$ 4086.29		\$ 4073.94

LOWEST residential taxable value:	14,180		13,470 ***
City millage rate:	.0114353		.0114353 **
City taxes:	\$ 162.15		\$ 154.03

AVERAGE residential taxable value:	81,970		72,860
City millage rate:	.0114353		.0114353 **
City taxes:	\$ 937.35		\$ 833.18

\* Home located at 16400 Bell Creek – Six Mile / Farmington

\*\* Tentative 2010 millage

\*\*\* Home located at 20134 Floral – Inkster / Eight Mile



## 2009 LARGER SALES COMMERCIAL AND INDUSTRIAL

### COMMERCIAL SALES

<u>ADDRESS</u>	<u>SELLER OR OCCUPANT</u>	<u>BUYER OR OCCUPANT</u>	<u>SALE PRICE</u>	<u>USE</u>
29220 Seven Mile	Hummer Co LLC	Over The Moon	\$ 1,050,000	Sgl. Retail
34706 Plymouth	Plymouth Plaza Prop.	J & M Livonia, LLC	\$ 1,000,000	Strip Center
28300 Schoolcraft	Grillo & Olson	Schoolcraft 28300 LLC	\$ 700,000	Office
29195 Plymouth	Livonia Investment LLC	Plymouth Shoppes LLC	\$ 475,000	Strip Center
15604 Farmington	Ronald Briggs	Hearts of Livonia	\$ 467,500	Office
34110 Plymouth	Anton Zekaj	Drita Ljuljdjuraj	\$ 450,000	Restaurant

### INDUSTRIAL SALES

<u>ADDRESS</u>	<u>SELLER OR OCCUPANT</u>	<u>BUYER OR OCCUPANT</u>	<u>SALE PRICE</u>	<u>USE</u>
12445 Levan	BDC Investment LLC	Farmington Property LLC	\$ 1,500,000	Office/Whse
11831 Market	KKW Inc.	Farmington Property LLC	\$ 1,050,000	Office/Whse
11789 Market	KKW Inc.	Farmington Property LLC	\$ 1,050,000	Office/Whse
38777 Schoolcraft	Harrison Piping Supply	K & B Property Holdings	\$ 1,000,000	Office/Whse
12000 Globe	Borin Inc.	Ulyimate Floor Inc.	\$ 980,000	Office/Whse



PLYMOUTH ROAD DEVELOPMENT AUTHORITY (P.R.D.A)  
1994 - 2010 RECAPTURE

	<u>1994 Parcel Count</u>	<u>1994 Assessed Value</u>	<u>2010 Parcel Count</u>	<u>2010 Taxable Value</u>
Real Property	595	253,039,020	604	305,246,600
Personal Property	893	178,771,840	762	238,336,620
Act 198				
Real Property	7	11,052,250	11	9,654,050
Personal Property	19	257,281,050	27	84,929,640
Act 255				
Real Property	<u>1</u>	<u>2,458,180</u>	<u>0</u>	<u>0</u>
Totals	1515	702,602,340	1404	638,166,910

Amount of Captured Taxable Value for 2010:  
**- 64,435,430**